



21 Nalton Drive  
Driffield

YO25 5GE

ASKING PRICE OF

**£240,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





3



1



2



Garage



Gas Central Heating

## 21 Nalton Drive, Driffield, YO25 5GE

EXCELLENT VALUE AND ABSOLUTELY PRICED TO SELL!!

Offered for sale in a 'move in' condition, this is an immaculate detached house offering a larger style accommodation including deluxe master bedroom with dedicated walk through wardrobe and ensuite along with two other bedrooms. The ground floor accommodation features a beautifully presented front facing lounge whilst the rear is a kitchen diner which enjoys views over the garden which is accessed via French doors within a bay window. The kitchen is fitted to an excellent standard throughout. In addition, there is a useful utility room and ground floor WC.

The property offers parking to the front as well as an enclosed area of hard landscaped garden to the rear, a truly relaxing space!

This is a property which is well priced to attract early interest so waste no time in arranging your personal viewing!

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



## Accommodation

### ENTRANCE HALL

With straight flight staircase leading off.

### LOUNGE

13' 8" x 10' 1" (4.17m x 3.08m)

With front facing bay window, coved ceiling and radiator. Built in under stairs storage cupboard.

### KITCHEN / DINER

17' 0" x 8' 5" (5.19m x 2.57m)

Comprehensively fitted with a wealth of modern kitchen units along with integrated appliances and coordinating worktops and matching up stand. Integrated electric oven plus gas four ring hob with extractor over and splash back. Inset stainless steel sink with base cupboard beneath and window overlooking the garden. Integrated dishwasher and bay window which provides double doors opening out onto the garden.

### UTILITY ROOM

5' 1" x 4' 11" (1.55m x 1.51m)

With window looking on to the garden. Fitted with units similar to those in the kitchen, provision and plumbing for automatic washing machine, space for a dryer.

### CLOAKROOM WC

With suite comprising low level WC and corner wash basin. Radiator

### FIRST FLOOR

#### MASTER BEDROOM

11' 11" x 9' 0" (3.65m x 2.76m)

A luxury master bedroom with front facing window and radiator plus walk-through wardrobe area which is well fitted. Access into:

#### EN SUITE

With walk in shower area with a glass screen, wash basin and low-level WC.

#### BEDROOM 2

11' 0" x 10' 0" (3.36m x 3.07m)

With front facing window and built in wardrobe. Radiator.

#### BEDROOM 3

10' 9" x 6' 0" (3.29m x 1.85m)

With rear facing window and radiator.





#### **BATHROOM**

with suite comprising panelled bath, wash basin and low-level WC. Radiator. Fully tiled around the bath.

#### **OUTSIDE**

The property stands back from the road behind an area of front forecourt which provides parking for multiple vehicles. To the rear of the property is a delightful, hard landscaped garden featuring various patio areas and planted borders.

#### **CENTRAL HEATING**

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

#### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

#### **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

#### **SERVICES**

All mains services are available at the property.

#### **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

#### **NOTES**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

#### **WHAT'S YOURS WORTH?**

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\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulllyotts.

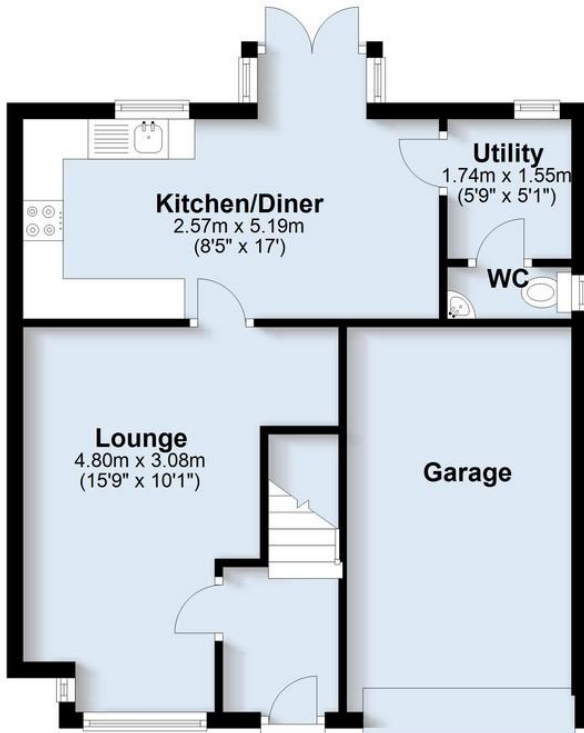
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 87 sq m

### Ground Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



### First Floor

Approx. 43.5 sq. metres (467.7 sq. feet)



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